

127.0

0005

0027.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

973,400 / 973,400

USE VALUE:

973,400 / 973,400

ASSESSED:

973,400 / 973,400

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
42-44		MOULTON RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	LEE TONY
Owner 2:	
Owner 3:	

Street 1: 44 MOULTON ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: LEE TONY &amp; CHEE K -

Owner 2: -

Street 1: 44 MOULTON ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 4,410 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2475 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 0 HalfBath, 12 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4410		Sq. Ft.	Site		0	70.	1.25	8									386,610						386,600	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description										User Acct
										82341
										GIS Ref
										GIS Ref
										Insp Date
										04/05/18

PREVIOUS ASSESSMENT										Parcel ID	127.0-0005-0027.0	!9889!
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	104	FV	586,000	0	4,410.	386,600	972,600	972,600	Year End Roll	12/18/2019		
2019	104	FV	439,700	0	4,410.	386,600	826,300	826,300	Year End Roll	1/3/2019		
2018	104	FV	439,200	0	4,410.	342,400	781,600	781,600	Year End Roll	12/20/2017		
2017	104	FV	412,500	0	4,410.	287,200	699,700	699,700	Year End Roll	1/3/2017		
2016	104	FV	412,500	0	4,410.	287,200	699,700	699,700	Year End	1/4/2016		
2015	104	FV	368,500	0	4,410.	248,500	617,000	617,000	Year End Roll	12/11/2014		
2014	104	FV	368,500	0	4,410.	240,300	608,800	608,800	Year End Roll	12/16/2013		
2013	104	FV	383,100	0	4,410.	228,700	611,800	611,800		12/13/2012		

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEE TONY & CHEE	1403-70		8/1/2011	Convenience		1	No	No	
REIS MANUEL & T	1211-87		9/20/1999		409,900	No	No		
BUNKER BEATRICE	1115-192		9/1/1993		185,500	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/14/2018	1152		102,377	O					4/5/2018	MEAS&NOTICE	CC	Chris C
4/29/2013	614	Solar Pa	27,820	C					6/17/2013	Info Fm Prmt	EMK	Ellen K
4/26/2006	306	Siding	20,500		G7	GR FY07	INSTALL VINYL SIDI		2/27/2009	Meas/Inspect	163	PATRIOT
3/7/2006	153	New Wind	10,000						12/23/2008	Measured	372	PATRIOT
3/7/1995	92	Manual	4,500						3/15/2007	External Ins	BR	B Rossignol
									6/19/2000	MLS		
									1/22/2000	Inspected	197	PATRIOT
									12/9/1999	Mailer Sent		
									11/30/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type:	13 - Multi-Garden			Full Bath:	2	Rating: Average												
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:												
(Liv) Units:	2	Total: 2		3/4 Bath:	2	Rating: Average												
Foundation:	2 - Conc. Block			A 3QBth:		Rating:												
Frame:	1 - Wood			1/2 Bath:		Rating:												
Prime Wall:	4 - Vinyl			A HBth:		Rating:												
Sec Wall:		%		OthrFix:		Rating:												
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>														
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating: Good												
Color:	GRAY			A Kits:		Rating:												
View / Desir:				Fpl:		Rating:												
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:												
Grade:	C - Average			<b>CONDOS INFORMATION</b>														
Year Blt:	1928	Eff Yr Blt:		Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdct:		Fact: .		Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>														
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%											
Prim Int Wall:	2 - Plaster			Functional:			%											
Sec Int Wall:		%		Economic:			%											
Partition:	E - Typical			Special:			%											
Prim Floors:	3 - Hardwood			Override:			%											
Sec Floors:	4 - Carpet	15	%	Total:	18.6													
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>														
Subfloor:				Basic \$ / SQ:	170.00													
Bsmnt Gar:				Size Adj.: 1.12727273														
Electric:	2 - Good			Const Adj.: 1.08716512														
Insulation:	2 - Typical			Adj \$ / SQ: 208.340														
Int vs Ext:	S			Other Features: 137500														
Heat Fuel:	2 - Gas			Grade Factor: 1.00														
Heat Type:	5 - Steam			NBHD Inf: 1.00000000														
# Heat Sys:	2			NBHD Mod:														
% Heated:	100			LUC Factor: 1.00														
Solar HW:	NO	Central Vac: NO		Adj Total: 720929														
% Com Wall		% Sprinkled:		Depreciation: 134093														
<b>MOBILE HOME</b>				Depreciated Total: 586837														
Make:				Final Total: 586800														
Model:				Val/Su SzAd: 266.73														
Serial #:				<b>SPEC FEATURES/YARD ITEMS</b>														
Year:				<b>PARCEL ID</b> 127.0-0005-0027.0														
Color:																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N Total Yard Items: Total Special Features: Total:																		